



PETER MURPHY & Co  
ESTATE AGENTS



## Torr Oran , Glenfinnan, PH37 4LT Offers Over £340,000

Quietly nestled, in the midst of spectacular Highland scenery, in the beautiful, historic village of Glenfinnan, Torr Oran forms an appealing, detached 4 bedroom bungalow, set in well maintained grounds, with private off street parking. Currently run as a successful holiday let, this idyllic property could equally be used for those seeking a spacious and comfortable family home. Recently upgraded, the property is in immaculate order throughout, beautifully presented and offers a most comfortable family home, with deceptively spacious accommodation, conveniently arranged over one level, but with the added benefit of an extensive cellar offering fantastic addition storage space. The generous, bright lounge, with impressive attractive wood burning stove and French doors opening to the elevated decking area, is a most attractive feature. There are four good sized bedrooms, one with en-suite wc and family bathroom. Enjoying views to the surrounding mountains and countryside, the property benefits from double glazing and oil fired central heating. Due to the size and location, Torr Oran would also be ideally suited as an idyllic holiday retreat. The sale also includes fishing rights on nearby Loch Shiel. Early viewing is highly recommended.

## ENTRANCE VESTIBULE

External door opens to the entrance vestibule, with glazed door opening to the hallway.

## HALLWAY

The hallway leads to the lounge, kitchen, family bathroom and four bedrooms.

## LOUNGE

The bright and welcoming lounge has an attractive wood burner as it's focal point and French doors opening to the elevated decking area and ensuring plenty natural light reaches this comfortable living space. Door to dining room.



## KITCHEN

This modern and stylish kitchen has a good selection of wall and base units in gloss white with contrasting worktops and breakfast bar for informal dining. Double storage cupboard. Door to dining room and rear garden. Door to hallway.



## DINING ROOM

This good sized room offers space for formal dining. Window overlooking the rear garden.



## BEDROOM 1

The attractive principal bedroom has fitted wardrobe and window to side. door to en-suite.



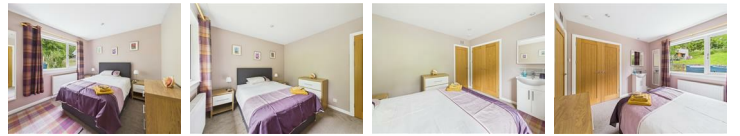
## BEDROOM 1 EN-SUITE WC

The en-suite includes wc, and wash hand basin.



## BEDROOM 2

This double bedroom benefits from wash hand basin and double wardrobe. Window to rear.



## BEDROOM 3

This bedroom has a double fitted wardrobe and window to rear.



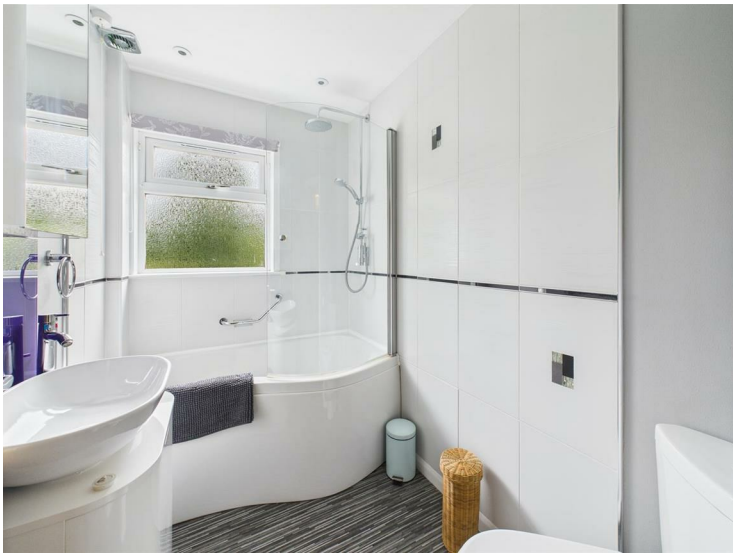
## BEDROOM 4

This bedroom has a wash-hand basin and a window to front with colourful countryside views.



## BATHROOM

The stylish bathroom includes wc, wash-hand basin and bath with mains shower over. Opaque window to side.



### BASEMENT

This extensive storage space covers the whole floor area and benefits from power and light.

### DRIVEWAY

The property is approached by a gravelled, driveway, leading to an ample private parking area.



### SIDE GARDEN

To the side of the property is a large lawned garden with shrub and tree borders. Garden shed.



### DECKED TERRACE

Accessed from the driveway and lounge, this elevated, wooden terrace features to the front of the property, providing a perfect spot for entertaining and relaxing.



### REAR ELEVATION



### REAR GARDEN

The colourful rear garden is a blend of lawn, shrubs and mature trees. Greenhouse and oil tank



### FRONT ELEVATION



### LOCATION

The historic village of Glenfinnan is situated approximately 16 miles west of Fort William at the head of Loch Shiel. It was at Glenfinnan that Bonnie Prince Charlie raised the Standard in 1745 and in later years it is perhaps more famous for its viaduct and setting of the school as featured in the Harry Potter movies. The village itself has a church, hotels, restaurant and the National Trust for Scotland Glenfinnan Monument Centre, whilst offering many outdoor activities including walking, climbing and sailing.

### MISCELLANEOUS INFORMATION

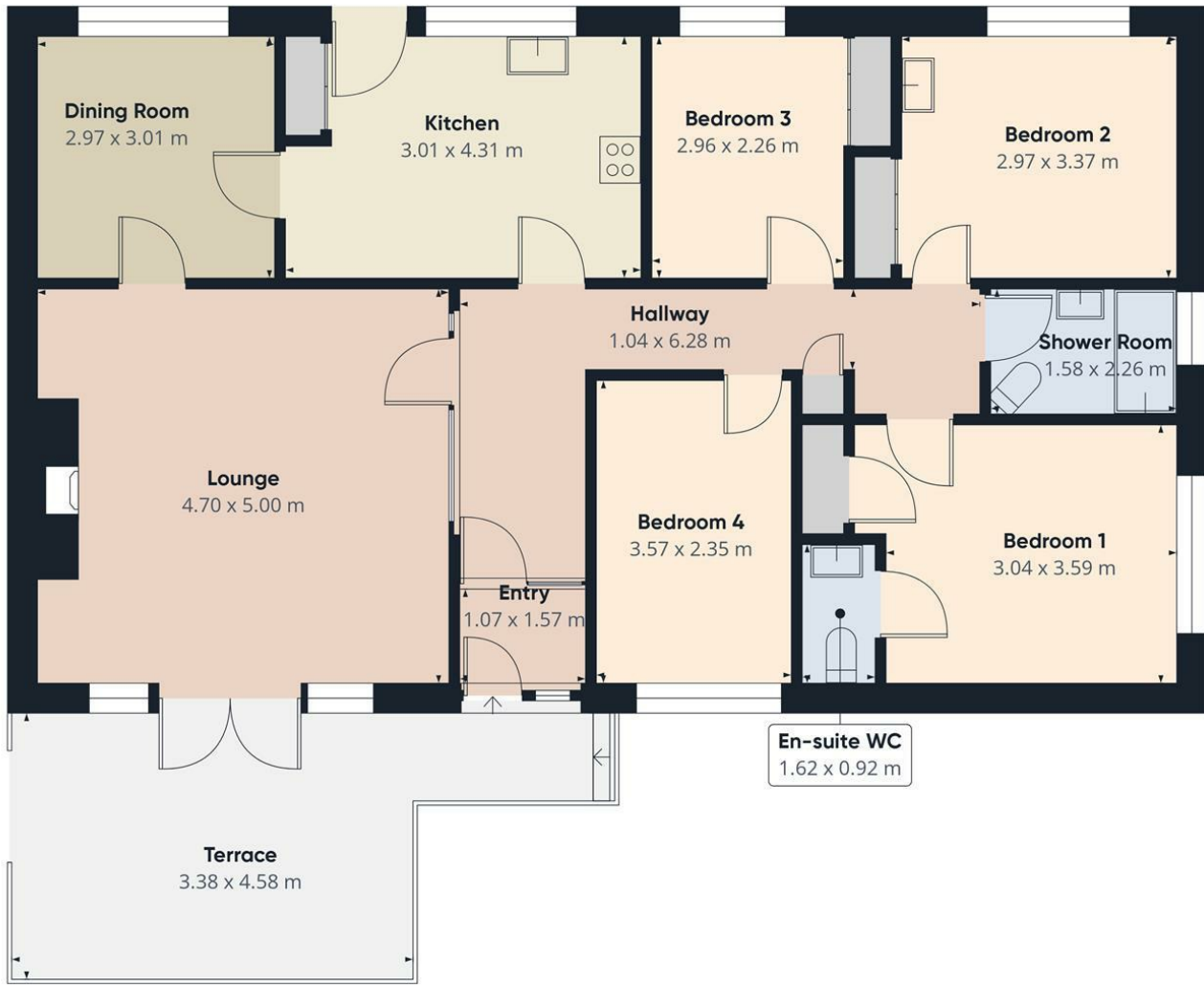
Tenure - Freehold  
Council Tax - Band E

## **DISCLAIMER**

We endeavour to make our property particulars accurate and reliable, however, they do not constitute or form any part of an offer or any contract and none is to be relied upon as statements or representations of fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide for prospective buyers only and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned in the particulars are to be agreed with the seller.

## **DIRECTIONS**

Travelling from Fort William on the A830 'Road to the Isles' to Mallaig for approximately 16 miles. On entering the village, pass the monument and continue up the hill past the church. After the turning for the railway station, take the first sharp left down The Back Track and the property is located 2nd on the right hand side.

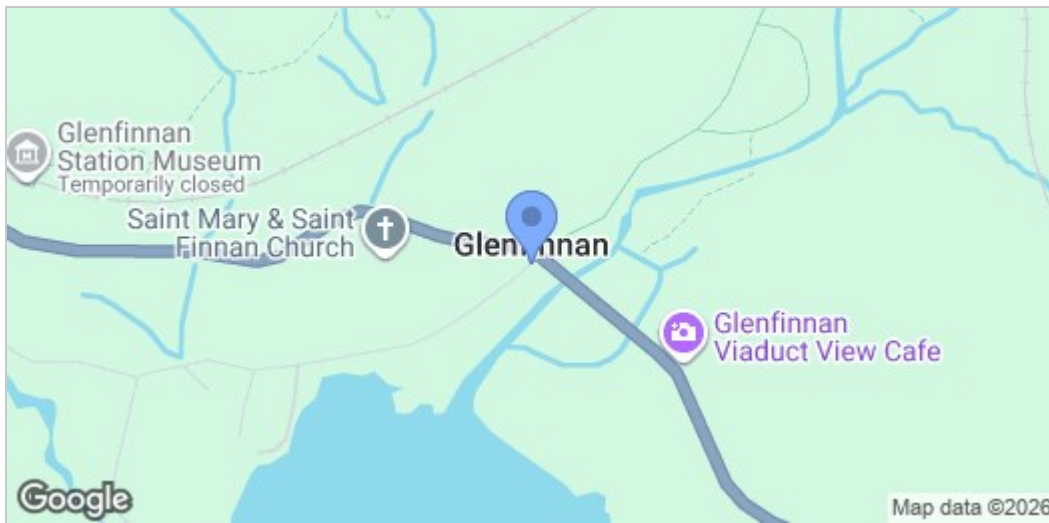


Approximate total area<sup>(1)</sup>  
102.2 m<sup>2</sup>  
Balconies and terraces  
18.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Scotland</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.